



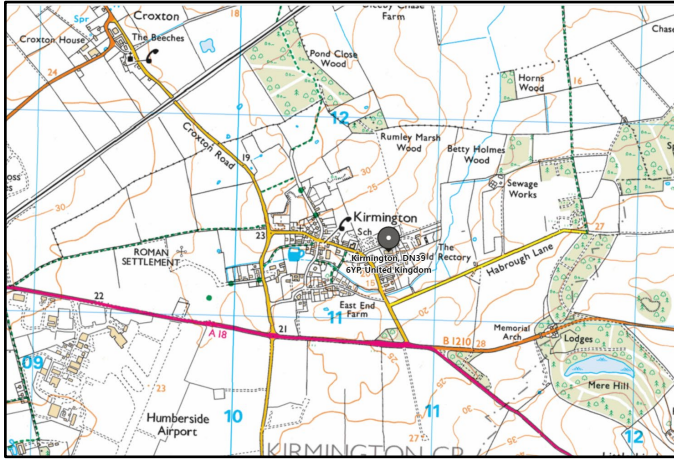
# Concorde House, Kirmington Business Centre, Kirmington, North Lincolnshire, DN39 6YP

Office Suites To Let From 87.79 sq m (945 sq ft) approx.



## Location

Concorde House is located in the North Lincolnshire village of Kirmington approximately 10 miles west of Grimsby and 16 miles east of Scunthorpe. The site is conveniently located with easy access to the A18 which in turn leads to Humberside International Airport and the M180 motorway.



## Description

The property comprises the former Kirmington Squash Club set in an attractive parkland setting which has been refurbished and sub divided to provide 16 self-contained office suites at ground and first floor level.

The suites provide two self-contained office suites with their own kitchen and WC. The suites benefit from uPVC double glazing throughout with internal security grills, security alarms, fitted carpets, suspended ceiling incorporating lighting, electric storage heating and 3 compartment perimeter trunking.

Externally, parking is provided to the front and side of the building which is accessed off Limber Road in the centre of the village.

## Summary

- Self-contained good quality office suites from 87.79 sq m (945 sq ft) approx.
- Attractive parkland setting.
- Extensive on site car parking.
- Accessible location close to Humberside International Airport and Junction 5 of the M180.

## Accommodation

The suites provide the following approximate accommodation which have been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Suite 8	87.79	945

## Terms

The suites are available To Let, subject to the following terms and conditions.

## Rent

	Rent pax
Suite 8	£6,500

The above figure is stated per annum per suite exclusive of VAT, business rates and all other outgoings. The rental will be payable quarterly in advance by banker's order.

## Lease Term

The premises are available by way of new lease(s) for a term to be agreed by negotiation.

## Service Charge

The Tenant(s) will be responsible for a fair proportion of the Landlord's costs incurred in the upkeep of the external fabric of the building together with the maintenance, cleaning and lighting of all common areas, waste disposal and building insurance. This is estimated to be approximately £800 per annum per suite.

## Repairs and Insurance

The Tenant(s) will be responsible for all internal repairs and decorations to the demised premises together with the reimbursement of the annual property insurance premium.

## Business Rates

The Tenant(s) will be responsible for the payment of business rates. Enquiries via the Valuation Office Agency website reveal that the suites attract the following 2023 rating assessments:-

Suite 8 £5,600 (Office & Premises)

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore a tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.

## EPC

Unit 8

C68

## Contacts

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